

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1946

1 WHEREAS, Ridge Development Company and Southview, Inc. have
2 submitted an application designated as Special Permit No. 1946 for authority to develop
3 Stone Ridge Estates Community Unit Plan consisting of 10 single family attached
4 residential units on property located northwest of the intersection of South 27th Street and
5 Yankee Hill Road, and legally described to wit:

6 A portion of Lot 80 I.T., located in the Southeast Quarter of
7 Section 24, Township 9 North, Range 6 East of the 6th P.M.,
8 Lancaster County, Nebraska, and more particularly described
9 as follows:

10 Commencing at the southwest corner of said Lot 80 I.T., said
11 point being 33.00 feet north of the southeast corner of said
12 Southeast Quarter; thence on an assumed bearing of south 89
13 degrees 38 minutes 45 seconds east along the south line of
14 said Lot 80 I.T., and also along the north right-of-way line of
15 Yankee Hill Road, said line being 33.00 feet north of and
16 parallel with the south line of said Southeast Quarter, a
17 distance of 864.71 feet to a point, said point being the true
18 point of beginning; thence north 00 degrees 21 minutes 15
19 seconds east, a distance of 67.81 feet to a point; thence north
20 31 degrees 56 minutes 59 seconds east, a distance of 23.22
21 feet to a point; thence north 04 degrees 05 minutes 20
22 seconds east, a distance of 37.08 feet to a point; thence north
23 18 degrees 26 minutes 58 seconds east, a distance of 24.06
24 feet to a point; thence north 34 degrees 24 minutes 10
25 seconds east, a distance of 42.83 feet to a point; thence north
26 42 degrees 54 minutes 11 seconds east, a distance of 32.66
27 feet to a point; thence north 61 degrees 56 minutes 51
28 seconds east, a distance of 24.42 feet to a point; thence north
29 79 degrees 07 minutes 24 seconds east, a distance of 58.94
30 feet to a point; thence north 65 degrees 34 minutes 27
31 seconds east, a distance of 51.81 feet to a point; thence north
32 19 degrees 59 minutes 55 seconds east, a distance of 36.47

1 feet to a point; thence north 42 degrees 54 minutes 11
2 seconds east, a distance of 34.16 feet to a point; thence north
3 43 degrees 37 minutes 37 seconds east, a distance of 55.42
4 feet to a point; thence north 69 degrees 41 minutes 33
5 seconds east, a distance of 99.76 feet to a point; thence along
6 a curve in a clockwise direction, having a radius of 570.00 feet,
7 arc length of 264.33 feet, delta angle of 26 degrees 34 minutes
8 12 seconds, chord bearing of south 12 degrees 55 minutes 52
9 seconds east, and a chord length of 261.97 feet to a point of
10 tangency; thence south 00 degrees 21 minutes 15 seconds
11 west, a distance of 131.92 feet to a point of intersection with
12 the south line of said Lot 80 I.T.; thence north 89 degrees 38
13 minutes 45 seconds west along the south line of said Lot 80
14 I.T., said line being the north right-of-way of Yankee Hill Road,
15 said line being 33.00 feet north of and parallel with the south
16 line of said Southeast Quarter, a distance of 421.33 feet to the
17 true point of beginning, said tract contains a calculated area of
18 114,909.21 square feet or 2.64 acres, more or less;

19 WHEREAS, the real property adjacent to the area included within the site
20 plan for this community unit plan will not be adversely affected; and

21 WHEREAS, said site plan together with the terms and conditions hereinafter
22 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
23 Code to promote the public health, safety, and general welfare.

24 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
25 Lincoln, Nebraska:

26 That the application of Ridge Development Company and Southview, Inc.,
27 hereinafter referred to as "Permittee", to develop Stone Ridge Estates Community Unit
28 Plan, on the property legally described above, be and the same is hereby granted under
29 the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon
30 condition that construction and operation of said community unit plan be in strict
31 compliance with said application, the site plan, and the following additional express terms,
32 conditions, and requirements:

1 1. This permit approves a community unit plan consisting of ten single-
2 family attached residential units.

3 2. Before receiving building permits:

4 a. The Construction plans must conform to the approved plans.

5 b. Final plats within the area of this community unit plan must be
6 approved by the City.

7 3. Before occupying the buildings all development and construction must
8 be completed in conformance with the approved plans.

9 4. All privately-owned improvements shall be permanently maintained by
10 the owner or an appropriately established property owners association approved by the
11 City Attorney.

12 5. The site plan approved by this permit shall be the basis for all
13 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
14 elements, and similar matters.

15 6. The terms, conditions, and requirements of this resolution shall be
16 binding and obligatory upon the Permittee, their successors, and assigns. The building
17 official shall report violations to the City Council which may revoke the special permit or
18 take such other action as may be necessary to gain compliance.

19 7. The Permittee shall sign and return the City's letter of acceptance to
20 the City Clerk within 30 days following approval of the special permit, provided, however,
21 said 30-day period may be extended up to six months by administrative amendment. The
22 City Clerk shall file a copy of the resolution approving the special permit and the letter of

- 1 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
- 2 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor